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**ARBORICULTURAL IMPLICATIONS ASSESSMENT
FOR
PROPOSED EXTENSION**

AT

**NO. 59 FAIRFIELD ROAD
BURGESS HILL
RH15 8QB**

BY

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**Our ref: J67.97
27th January 2026**

CONTENTS

Page No.

1.	INTRODUCTION	1
2.	GENERAL SITE DESCRIPTION	1
3.	SCOPE OF TREE SURVEY	1
4.	DATA COLLECTION	1
5.	RISK ASSESSMENT – INFORMATIVES	2
6.	RESULTS OF TREE INSPECTIONS	3
7.	BS CALCULATED ROOT PROTECTION AREAS (RPAs)	4
	ARBORICULTURAL IMPLICATIONS ASSESSMENT	
8.	DEVELOPMENT PROPOSALS	5
9.	POTENTIAL IMPACT OF PROPOSALS ON TREES	5
10.	TREE PROTECTION FENCING	5
11.	GROUND PROTECTION MEASURES	6
12.	SITE OPERATIONS AND MATERIALS STORAGE	6
13.	SERVICES/DRAINAGE/SOAKAWAYS	7
14.	ARBORICULTURAL METHOD STATEMENT	7
15.	SUMMARY	7

APPENDICES:

1. EXPLANATORY SHEETS, TREE INSPECTION SHEETS
2. TREE CONSTRAINTS PLAN, DRAWING NO. J67.97/01
3. TREE PROTECTION PLAN, DRAWING NO. J67.97/02
4. EXAMPLES OF FENCING SPECIFICATION AND SIGNAGE

1. INTRODUCTION

- 1.1 Broad Oak Tree Consultants Ltd. received instructions from Mr & Mrs Barrow to undertake an inspection of trees located on and immediately adjacent to the site referred to as No. 59 Fairfield Road, Burgess Hill, RH15 8QB. The purpose of the inspection was to produce a base inventory of the tree stock and an Arboricultural Implications Assessment of redevelopment proposals.
- 1.2 The proposals are for a single storey side return infill extension, loft conversion and internal alterations. Details of the proposals will have been submitted by Catherine Whitby Architects Limited.
- 1.3 The trees were inspected on 21st January 2026 by Tim Laddiman, BSc.(Hons) M.I.C.For. M.Arbor.A., Chartered Arboriculturist and Principal Consultant of Broad Oak Tree Consultants Ltd.
- 1.4 At the time of reporting online checks with Mid Sussex District Council have indicated that the site is located within a Conservation Area.

2. GENERAL SITE DESCRIPTION

- 2.1 No. 59 is the northern half of a pair of semi-detached houses located on the west side of Fairfield Road. The house has a small front garden and long, level rectangular rear garden, mainly down to lawn, with small Fruit trees along the northern boundary. To the north is an east/west tarmac footpath, with hedge beyond, opening on to Fairfield Recreation Ground.

3. SCOPE OF TREE SURVEY

- 3.1 All trees and shrubs of 75mm diameter or more at 1.5m above ground level were included in the survey. This included trees immediately adjacent to the site.
- 3.2 For the offsite trees estimates of location, dimensions and condition had to be made.

4. DATA COLLECTION

- 4.1 All trees were inspected from the ground and no climbing or specialist investigations were undertaken. Only those trees within the site boundary could be basally inspected, with the structural integrity of the trees located outside the site unconfirmed. Each tree was inspected to the requirements of Section 4.4 "Tree Survey" of BS 5837:2012 "Trees in Relation to Design, Demolition and Construction - Recommendations".
- 4.2 The tree survey followed the numbered sequence from T1 to T10 inclusive. Tree numbers, together with BS recommended colour coding of condition, have been added to the Tree Constraints Plan, our drawing no. J67.97/01 in Appendix 2. This drawing also includes crown spreads based on four compass points and BS calculated root protection areas.

- 4.3 The following categories of information were obtained for each tree. A separate detailed tree survey sheet is attached in Appendix 1, together with comprehensive explanatory sheets which cover the details of the categories listed below.

- (1) Tree reference number
- (2) Species
- (3) Height in metres
- (4) Stem count
- (5) Stem diameter or equivalent in millimetres
- (6) Branch spread in metres
- (7) Age class
- (8) Height of crown clearance in metres
- (9) Physiological condition
- (10) Estimated remaining contribution in years
- (11) Category grading
- (12) Structural condition
- (13) Preliminary management recommendations

- 4.4 Within the assessment of physiological condition and remaining contribution, a visual inspection of each tree was undertaken to assess the crown and stem for any weak structures, deadwood, hollows, forks or other defects that might affect its stability and safety. The base of each tree was also visually inspected, together with tapping and probing, to search for signs of root lifting, bark death or decay. Where stems were heavily ivy clad, no full assessment of structural integrity could be undertaken. Clearance of the ivy would be necessary for confirmation of tree condition.

5. RISK ASSESSMENT - INFORMATIVES

- 5.1 Although the potential risk to someone passing beneath a tree when the tree or part of it fails is relatively remote, the risk is present. This increases significantly in areas of consistent and regular usage on a year round basis, such as footpaths, gardens and roadways. Where static structures exist, the risks become constant and an assessment is made as to whether complete or partial failure of a tree could potentially cause physical damage to such structures.
- 5.2 Within the scope of any tree survey it is a fact that not all risks of stem or crown failure can be covered, particularly in relation to freak occurrences of weather when even healthy trees can suffer stem snap or windblow. There is also a well known propensity for mature trees to occasionally shed limbs for no discernible reason, even on calm days. Although relatively rare, limbs may occasionally be shed and this should be acknowledged as a risk that cannot entirely be mitigated.

6. RESULTS OF TREE INSPECTIONS

- 6.1 A total of 9 individual trees and one heavily flailed hedge were inspected, of which only three Fruit trees are located within the grounds of the property. These have all been heavily pruned and crown raised in the past to maintain them as small trees in keeping with the setting of the garden. They appear in good health.
- 6.2 Of the trees in the adjoining garden to the south these also appear to be in good health, whilst one of the two Ash trees in the Recreation Ground appears to be in decline, most likely due to Ash Dieback. As no obvious signs of decline were observed in the larger Ash T10 it has been given the benefit of the doubt and classified as BS Category B (20-40 years life expectancy). However, if it does succumb to Ash Dieback its decline could be rapid.
- 6.3 Of the trees inspected, the following is a breakdown of the various numbers of trees and groups in each BS Category.

BS Category	Tree No.	Sub Total
A	-	-
B	T3, T10	2
C	T1, T2, T4, T5, T6, T7, G8	7
U	T9	1
	TOTAL	10

6.4 *Interpretation of table*

- Category A** Retention most desirable. Of high quality and value and in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested).
- Category B** Retention desirable. Of moderate quality and value and in such a condition as to make a significant contribution (a minimum of 20 years is suggested).
- Category C** Could be retained – of low quality and value. Poor crown form, heavily asymmetric, large numbers of similar species/size. Currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested) or young trees with a stem diameter below 150mm.
- Category U** Trees for removal. Dead/dying/dangerous trees due to structural defects, fungal decay or root plate uplift. Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management.

7. BS CALCULATED ROOT PROTECTION AREAS (RPAs)

- 7.1 To provide an indication of the critical areas of root plate necessary for tree survival and longevity, BS 5837:2012 requires the calculation of RPAs for trees in the BS Categories A, B and C. Calculations are not made for Category U trees which will require removal on safety grounds within 10 years.
- 7.2 The table below has been calculated using the measured stem diameters and the formula as described in Section 4.6 in BS 5837:2012. These are represented as basic circles on the Tree Constraints Plan. Where buildings, walls, services and hard surfacing exist within the indicated RPAs it is likely that the architecture of root systems will have been affected. Foundations to walls and buildings can completely obstruct root development, depending on their depth and the nature of the underlying soils. In the absence of detailed site investigations the indicated RPA circles should be used for guidance only within any redevelopment proposals.

Tree no.	Species	BS Category	Stem diameter or calculated equivalent (mm.)	BS calc. radial equiv. root protection area (m.)	BS calc. total RPA (m ²)
T1	Bay	C2	c100	c1.2	c5
T2	Wild Cherry	C2	c230	c2.8	c25
T3	Eucalyptus	B2	c250	c3	c28
T4	Japanese Maple	C2	c100	c1.2	c5
T5	Apple	C2	160	1.9	11
T6	Apple	C2	230	2.8	25
T7	Apple	C2	170	2	13
G8	Elder, Thorn, Sycamore	C2	<100	<1.2	<5
T9	Ash	U	220	-	-
T10	Ash	B2	390	4.7	69

ARBORICULTURAL IMPLICATIONS ASSESSMENT

8. DEVELOPMENT PROPOSALS

- 8.1 The proposals are for a single storey side return infill extension, loft conversion and internal alterations. Details of the proposals will have been submitted by Catherine Whitby Architects Limited.
- 8.2 The supplied Catherine Whitby Architects proposed site plan has been used as the base for the Broad Oak Tree Consultants Ltd. Tree Protection Plan, drawing no. J67.97/02 in Appendix 3. This indicates measures to protect on and offsite trees in accordance with BS5837:2012 requirements.

9. POTENTIAL IMPACT OF PROPOSALS ON TREES

- 9.1 No trees require removal for the proposals.
- 9.2 No tree RPAs are impacted by the proposals.
- 9.3 The Apple tree T5 is recommended to be crown reduced to 1.5m radius to the east and south to provide appropriate separation from the proposed extension. This is a small, BS Category C Fruit tree that has been heavily reduced in the past. The works proposed merely represent ongoing maintenance. As such these minor works are of no planning relevance and cannot represent a constraint to the proposals.
- 9.4 None of the trees within the adjoining garden or Recreation Ground would be impacted by the proposals.
- 9.5 Mini digger access for the foundation excavations would be along a wide, tarmac surfaced, load bearing public footpath and would not impact on the roots of the severely flailed hedge G8. Similarly all materials would be walked/wheel barrowed in along the path and through the garden with no adverse impact.
- 9.6 Within the garden, tree protection measures in accordance with BS5837:2012 requirements will ensure that there is no adverse ground compaction/root damage and no contact with the trees.
- 9.7 This is a low risk, small scale development and there are no grounds for a refusal based on arboricultural matters.

10. TREE PROTECTION FENCING

10.1 *Location of fencing*

- 10.1.1 The Tree Protection Plan indicates the proposed location of protective fencing based on the calculated tree protection areas and space available.

10.2 *Design of fencing*

10.2.1 Protective fencing to comprise weldmesh panels securely fixed together with scaffold ties set within rubber/plastic feet to form a continuous barrier. Feet to be pinned to the ground with road pins/short scaffold bars or panel joins back braced. Waterproof signs to be attached to every 5th panel declaring "TREE ROOT PROTECTION ZONE – KEEP OUT" or similar wording. Fencing to be constructed in accordance with Fig 3 of Section 6.2 of BS5837:2012.

10.2.2 Examples of the fencing specification and signage required are included in Appendix 4.

10.3 *Timing of fencing*

10.3.1 Protective fencing is to be erected prior to commencement of site works and remain in place until completion of construction. The location and suitability of the fencing can be confirmed to the local authority by an arboricultural consultant prior to commencement of construction. Any tree felling will need to be undertaken prior to fence installation to minimise risks to operatives. All tree surgeons' vehicles will be kept outside the indicated protection zones utilising existing areas of hard standing and drive.

10.4 *Additional precautions*

10.4.1 Potentially injurious materials such as fuels, oils, chemicals and cement will be stored at least 20m from any stem, or in a bunded storage vessel. No fires will be lit within 5m of the drip line of any retained tree. No level changes will occur, either raising or lowering within the protected areas. A list of these additional precautions are included on the Tree Protection Plan.

11. GROUND PROTECTION MEASURES

11.1 The area shown hatched on the Tree Protection Plan is to be covered in a geotextile, over which 100mm of woodchip is to be placed, topped with minimum 12mm thickness non slip surfaced OSB/plywood boards or side butting scaffold boards.

11.2 Installation of the ground protection measures should take place at the same time as the protective fencing and remain in place until completion of construction. The area requiring ground protection measures is indicated by cross hatching on the Tree Protection Plan.

12. SITE OPERATIONS AND MATERIALS STORAGE

12.1 Details of site zoning cannot be specified by an Arboriculturalist as these are commonly determined by contractors on the basis of Health & Safety Assessments. However, the robust protective fencing will define the remaining site space available for storage and operations.

12.2 As this is a small scale development the requirement for storage space is minimal and materials will be delivered on an "as and when" needed basis in appropriate quantities for the space available.

13. SERVICES/DRAINAGE/SOAKAWAYS

- 13.1 Based on the supplied layout, any new services, drainage or soakaway alignments should be located outside root protection areas. If incursion into the protective areas of retained trees is unavoidable, then the routing should be obtained either by hand tool excavation or air spade, supervised by an arboricultural consultant. Any works within the protective areas will need to be undertaken to the requirements of NJUG Volume 4 "Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees".

14. ARBORICULTURAL METHOD STATEMENT

- 14.1 A separate Arboricultural Method Statement is not considered necessary for this site due to the small scale of the proposals and the low risk it represents to trees. Details of the protective fencing and ground protection specification, timing and location are indicated on the Tree Protection Plan, which can be referred to in a specifically worded Condition.

15. SUMMARY

- 15.1 The small scale development proposed does not require any tree removal and will not impact on any tree RPAs, either on or off site.
- 15.2 One small Apple tree is recommended to be pruned with the works in line with previous maintenance pruning and of no planning relevance.
- 15.3 There are no grounds for a refusal based on arboricultural matters and robust tree protection measures are proposed to ensure trees are not adversely affected by the proposals.
- 15.4 The Tree Protection Plan can be referred to as an approved drawing or in a specifically worded Condition to ensure that the retained trees are appropriately protected during the construction works.

Tim Laddiman
Chartered Arboriculturist
Broad Oak Tree Consultants Ltd.

APPENDIX 1

TREE SURVEY EXPLANATORY SHEET

Height	in metres (estimated where ground uneven or access restricted).
Stem count	number of stems
Stem diameter	in mm. at 1.5m. above ground level.
Branch spread	radial spread in metres at four main compass points (estimated where no access).
Age class	Young - Y Semi Mature - SM Mature - M Over mature - OM Veteran - V
Height of crown clearance	in metres. Normally range of heights of outer branches above ground level, e.g. 2-4m.
Physiological condition	Good, Fair, Poor, Dead, Variable
Estimated remaining contribution	in years e.g. less than 10, 10-20, 20-40, 40+
Category grading	see attached sheet
Structural condition	comment on presence of defects, decay, crown form, past management, deadwood, other features worthy of note. N.B. If trees are ivy clad, no full structural assessment will have been possible.
Preliminary management recommendations	requirements of further investigations, works necessary to alleviate potential hazards based on current setting and levels of access. NB: Works that may be necessary in relation to development are not included here

CASCADE CHART FOR TREE QUALITY ASSESSMENT

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category U Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate and irreversible overall decline. • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality			DARK RED
NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree.)				
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria - Subcategories			Identification on plan
	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial construction (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodland, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150mm.	Trees not qualifying in higher categories	Trees present in groups or woodland, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit.	Trees with very limited conservation or other cultural benefits	GREY
NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation				

Tree ref. no.	Species	Height (m.)	Stem Count	Stem diameter or equivalent (mm.)	Branch spread (m.)				Age class	Ht. of crown clearance (m.)	Physiological condition	Estimated remaining contribution (years)	Category grading	Structural condition and Notes	Preliminary management recommendations
					N	E	S	W							
T1	Bay	3	1	c100	1	1	1	1	Y	0+	Good	40+	C2	Pruned in past. Crowded	
T2	Wild Cherry	6	1	c230	3.5	4.5	c3.5	4	Y	1.8+	Good	40+	C2		
T3	Eucalyptus	7	1	c250	5	4.5	c3.5	4.5	Y	1.5+	Good	40+	B2	Twin stemmed <2m. Multi-stemmed <3m. Open spreading crown	
T4	Japanese Maple	3.5	3	c100	1	2.5	c2	1.5	Y	1+	Good	40+	C2	Multi-stemmed near ground level. Heavily pruned in past	
T5	Apple	4	2	160	1	3	2.5	2	SM	1.4+	Good	40+	C2	Twin stemmed <1m, multi-stemmed <2m. Crown raised and heavily pruned in past	
T6	Apple	4	2	230	0.5	1.5	3	3	SM	1.2+	Fair	20-40	C2	Twin stemmed c1.2m. Grafted near ground level. Crown raised and heavily pruned in past. Decay of wounds	
T7	Apple	3.5	2	170	0.5	2	2.5	2	SM	1.2+	Good	40+	C2	Twin stemmed at 1.1m. Crown raised and heavily pruned in past	
G8	Elder, Thorn, Sycamore	<1.2	Multi	<100	0.5	0.5	0.5	0.5	M	0+	Good	40+	C2	Heavily flailed hedge. Ivy clad	
T9	Ash	9	1	220	3.5	3	2	2.5	Y	2+	Poor	<10	U	Multi-stemmed <2.5m. Slight lean to N. Fine dieback and deadwood	
T10	Ash	11	1	390	5	4.5	4	5	SM	1.8+	Fair	20-40	B2		

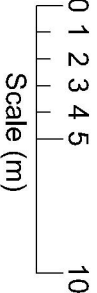
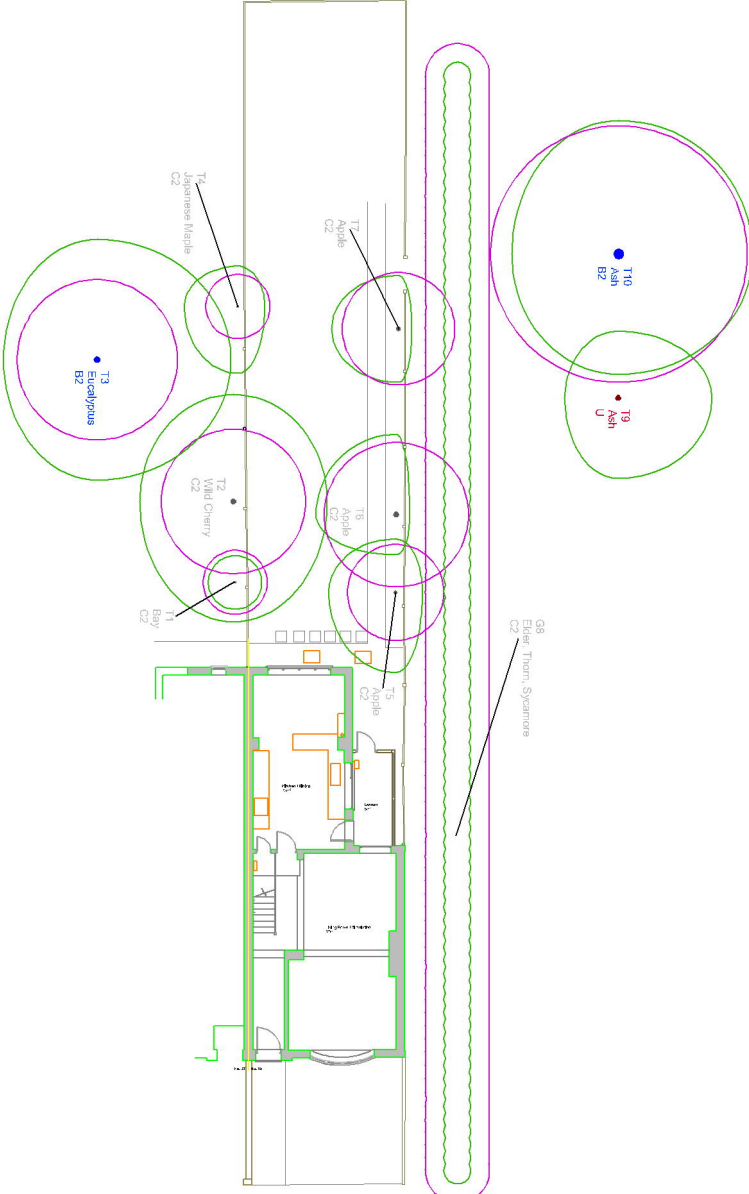
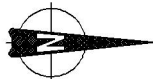
APPENDIX 2

59 FAIRFIELD ROAD
BURKESS HILL
PHOENIX, AZ 85020

TREE CONSTRAINTS PLAN

- T1 - G10 Tree numbers
BS - Category of Condition
0 - BS Condition A
13 - BS Condition B
11 - BS Condition C
19 - BS Condition U
- Green speed
BS - Calloused root
protection areas

This plan was prepared by L&L Tree Consultants, LLC for the use of the client. It is not to be used for any other purpose without the written consent of L&L Tree Consultants, LLC. The client is responsible for the accuracy of the information provided to L&L Tree Consultants, LLC. L&L Tree Consultants, LLC is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided to L&L Tree Consultants, LLC. L&L Tree Consultants, LLC is not responsible for the accuracy of the information provided by the client.



APPENDIX 3

TREE PROTECTION PLAN

T1 - G10 Three numbers	BS Category of Condition
0	BS Condition A
T3	BS Condition B
T1	BS Condition C
T9	BS Condition U
	Crown spread

-
- Ground protection
- Protective fencing location
- Tree to be removed for development
- Tree to be removed for safety/short lifespan
- BS Calculated root protection areas

[illegible]

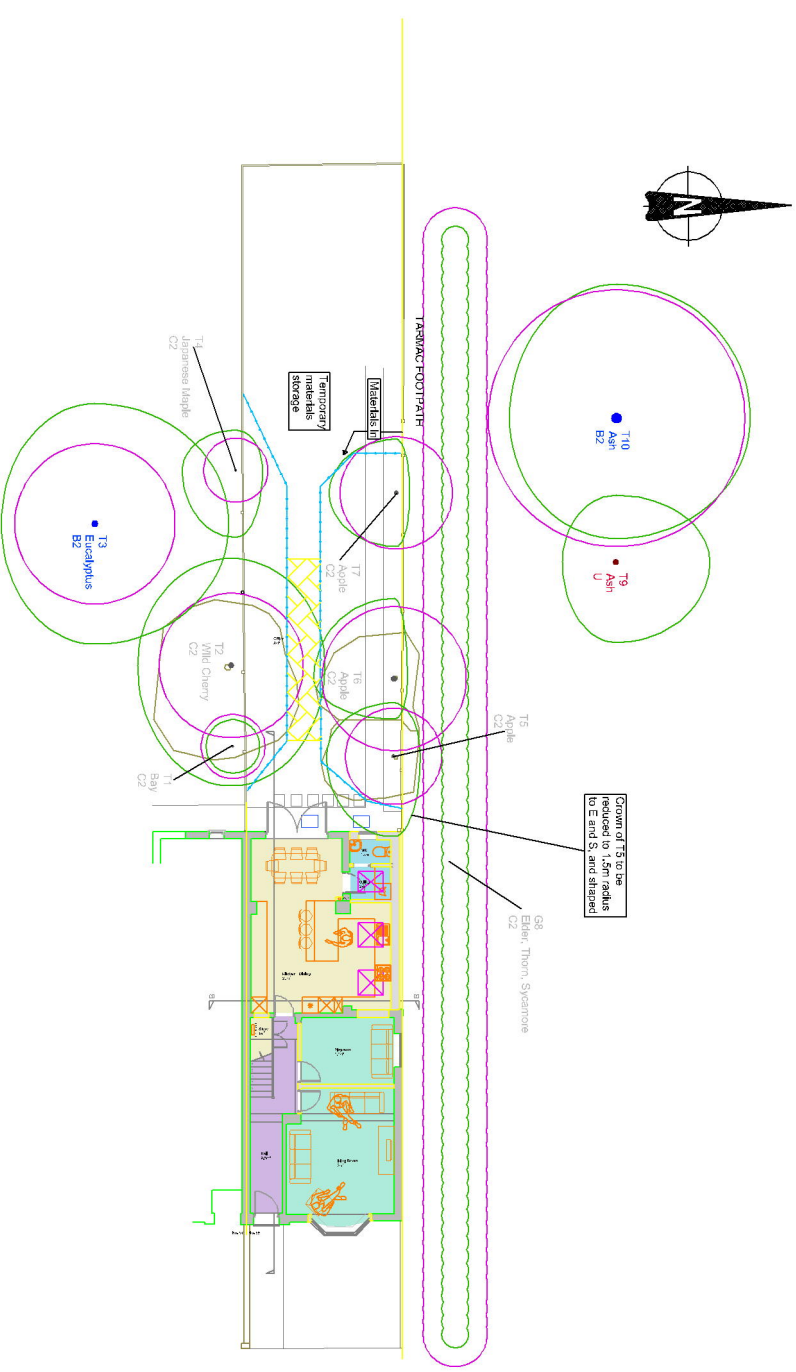
Buildings are frequently used to produce energy, so they need to be designed for maximum energy efficiency. The following are some of the building benefits.

This focus on productivity and energy efficiency is also important for the building owner, as it can be compared to the savings or costs of the following and to occur within these areas:

- Storage or disposal of any soil building materials, machinery, and waste materials of any construction.

[illegible]

All services to be installed to the requirements of NLUU Volume 4 "Specifications for the Planning, Design and Construction of the Water Supply System." All materials to be installed must meet or exceed the requirements of the NLUU Volume 4 "Specifications for the Planning, Design and Construction of the Water Supply System." All materials to be installed must meet or exceed the requirements of the NLUU Volume 4 "Specifications for the Planning, Design and Construction of the Water Supply System." All materials to be installed must meet or exceed the requirements of the NLUU Volume 4 "Specifications for the Planning, Design and Construction of the Water Supply System."



APPENDIX 4

BS5837:2012: FENCING SPECIFICATIONS

Figure 2 Default specification for protective barrier

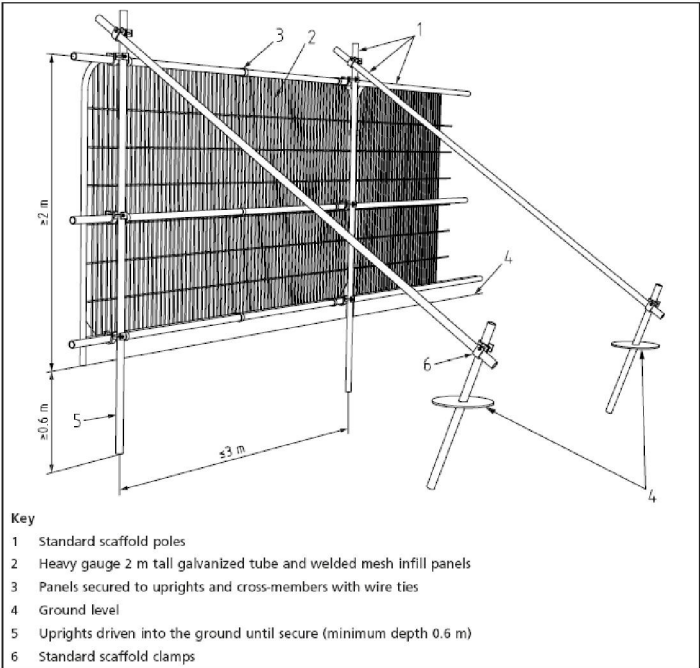
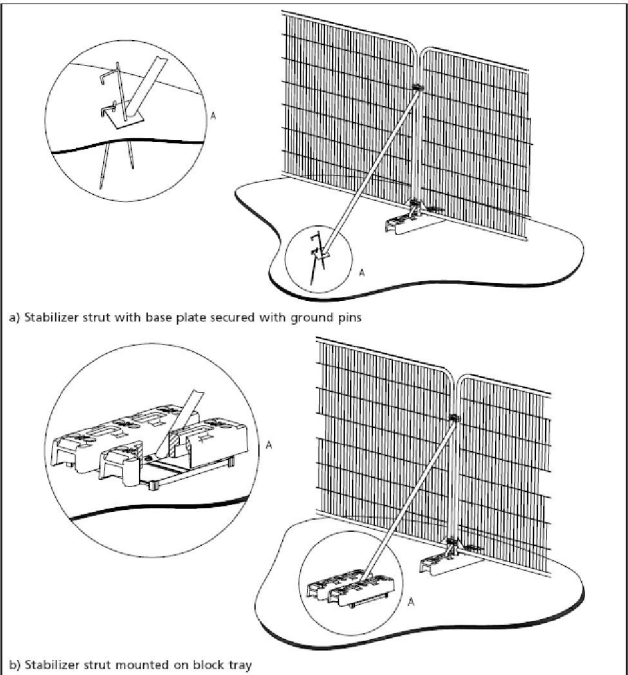


Figure 3 Examples of above-ground stabilizing systems





**PROTECTIVE FENCING.
THIS FENCING MUST BE
MAINTAINED IN ACCORDANCE
WITH THE APPROVED PLANS
AND DRAWINGS FOR THIS
DEVELOPMENT**



**TREE PROTECTION AREA
KEEP OUT!**

(TOWN & COUNTRY PLANNING ACT 1990)
TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR ARE SUBJECTS OF A
TREE PRESERVATION ORDER.
CONTRAVENTION OF A TREE PRESERVATION ORDER MAY
LEAD TO CRIMINAL PROSECUTION

ANY INCURSION INTO THE PROTECTED AREA MUST BE
WITH THE WRITTEN PERMISSION OF THE LOCAL
PLANNING AUTHORITY